











Crabtree Lane

Harpenden, AL₅ 5TA

Stunningly presented detached family home, arranged over 3 floors with ample parking and garage. Ideally located adjacent to Harpenden Common and offering easy acces to excellent schools, the station and High Street.

Crabtree Lane Harpenden, AL5 5TA







- Council Tax Band G
- Presented beautifully throughout
 Located adjacent to Harpenden Common
- Great for access to schools, High Almost 2000 Sq Ft
- 4 bedrooms, 3 bathrooms

- Street & station
- 3 reception rooms

Entrance Hall

Cloakroom

Study

7'6" x 7'3" (2.30 x 2.21)

Living Room

16'7" x 11'10" (5.08 x 3.61)

Kitchen/Dining/Family Room

24'5" x 15'0" (7.45 x 4.58)

Utility Room

19'5" x 7'9" (5.92 x 2.38)

Heated Garage/Gym

19'5" x 7'9" (5.92 x 2.38)

Bedroom One

13'6" x 11'11" (4.13 x 3.65)

En-suite Shower Room

Garage & parking

Bedrooom Two

13'8" x 11'10" (4.18 x 3.63)

Bedroom Three

12'2" x 7'8" (3.71 x 2.34)

Bathroom

Bedroom Four

16'0" x 13'2" (4.89 x 4.03)

W.C



















Ground Floor Approx. 91.8 sq. metres (987.7 sq. feet) First Floor Approx. 64.6 sq. metres (695.4 sq. feet) En-suite Second Floor Utility Room 2.38m x 2.27m (7'10" x 7'5") Approx. 28.2 sq. metres (303.4 sq. feet) Kitchen/Dining/Family Room 7.45m x 4.58m (24'5" x 15') **Eaves** Bedroom 1 **Bathroom** 4.13m x 3.65m (13'6" x 12') Heated Bedroom 4 Garage 5.92m x 2.38m (19'5" x 7'10") Cloak 4.89m x 4.03m (16'1" x 13'3") Landing Entrance Hall Living Room Bedroom 2 1.18m (13'8") max x 3.63m (11'11") 5.08m (16'8") max x 3.61m (11'10") Bedroom 3 Study 2.30m x 2.21m (7'6" x 7'3") 3.71m x 2.34m (12'2" x 7'8") **Eaves**

Total area: approx. 184.6 sq. metres (1986.5 sq. feet)

Sketch layout only. This plan is not drawn to scale and is for identification purposes only.

Plan produced using Plantly.

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